



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Land Use Services
FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: October 26, 2015
To: Portland Design Commission
From: Hillary Adam, Development Review
503-823-3581
Re: 15-203240 DA – Broadway Tower
Design Advice Request Memo November 5, 2015

Attached is a drawing set for the Design Advice Request for a new 19-story building for hotel and office use with ground-floor retail and 4 levels of below-grade parking. The proposal would require a Central City Master Plan to obtain an additional 3:1 FAR above the maximum allowed after bonuses. Primary exterior materials include glazed curtain wall systems. Modifications are anticipated to reduce the ground floor windows standards on SW Clay and Columbia and to reduce the size of one loading space. The review criteria are the Central City Fundamental Design Guidelines and 33.510.255.E [Central City Master Plan] Approval criteria (copies of the guidelines are included with this memo).

Also attached are letters received from the public, noting concerns with the proposal.

Areas for discussion on November 5, 2015:

- **Central City Master Plan to Increase Maximum FAR.** The applicant is presenting two options to achieve greater FAR on the east half of the block. Option A indicates a 3:1 FAR bike locker room bonus plus FAR transfer from the RX-zoned portion of the site. Option B indicates an unidentified 3:1 FAR bonus plus a 3:1 FAR transfer from another site within Central City. Staff notes that 33.510.200.C.3 prohibits the transfer of FAR to RX-zoned sites on the Park Blocks; therefore, option A, which is not allowed. Staff also notes that Option B indicates a 3:1 transfer from another (unidentified) site within Central City; this would most likely be a historic resource.

If coupled with restoration of the historic resource from which the FAR is being transferred, Option B has potential to provide a public benefit proportionally adequate from the 3:1 FAR request, which translates to 60,000sf in addition to the maximum allowed. Staff requests the Commission's guidance on their expectations with regard to the relative proportionality of the FAR increase to the public benefit gained by this Central City Master Plan proposal.

Ground Level Treatment. The ground level of the building is currently minimally detailed with greater articulation expected later. However, staff notes the following concerns for consideration. The ground floor windows standard does not appear to be met on either SW Clay or Columbia, where the garage entrance and loading bays are located; therefore a Modification would be required for of these frontages. In addition, the ground level material has not yet been identified; staff would appreciate the Commission's comments on expected quality and preferred type of material. Staff also notes that the hotel entrance is relatively modest despite the fact that it will be the destination for out-of-town guests and, therefore, perhaps should have a more prominent entrance than is currently proposed.

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- **West Wall Materials.** Currently the primary façade material is aluminum and glazed curtain wall system. The applicant is requesting the Commission’s comments regarding the possibility of revising the primary material of the western-facing wall from glazed curtain wall to terra cotta or pre-cast concrete in order to respond to the masonry aesthetic of the Park Blocks. Unfortunately, staff currently does not have drawings showing what this might look like.
- **Loading Space Modification.** The applicant anticipates requesting a Modification to the size of one of the two required loading spaces. Staff does not have significant concerns with this request but anticipates that the Bureau of Transportation may request a loading analysis prior to making their final recommendation.

Please contact me with any questions or concerns.